



Town of Groton - Public Works

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Meeting Minutes

Permanent School Building Committee

Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.

Thursday, July 14, 2005

7:00 PM

Town Hall Annex - Community Room 1

Special Meeting

1. ROLL CALL

The meeting was called to order at 7:00 pm.

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange, Richard Monteiro, Robert Morrison and David Russell

Members Absent: John Webster

Staff: Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of School Buildings and Grounds and Colleen Quattromani, Recorder.

Also present: David Miner, RTM Representative.

2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

None.

3. APPROVAL OF MINUTES

(a) June 16, 2005

A motion was made by Vice-Chairman Lange, seconded by Russell to accept the meeting minutes of June 16, 2005 as written. The motion was accepted unanimously.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) Department of Public Works Staff

Mr. Norris informed the PSBC that URS has produced the final report for the Hazardous Materials and the Phase I Study at the Freeman Hathaway School and can now start putting together a schedule for demolition for the building. Mr. Norris also reported having numerous meetings with the architect and school staff over the past month.

(c) Board of Education staff

Mr. Greenleaf has not received official notification from the State about the grants to be used to finance the High School and Northeast Academy School Building Projects but said sources claim that the Town will be approved. The official notification on the grants should be available at the next meeting. Mr. Greenleaf reported attending meetings with educators and the architects for the School Building Project to reconfigure the building designs while maintaining the educational specifications.

(d) Jeter, Cook & Jepson

Greg Smolley, JCJ, began the architect's report with the distribution of an updated Schematic Design Report which documents the process and the design recommendations for the three schools in the School Design Project. This report dated 7/5/05 has the background material previously covered at the PSBC meetings and the most current drawings. Over the past month JCJ has looked at three different areas of the project which could bring the project into budget. First, JCJ looked at the size of the building and how to orient and configure the building without

altering the educational program. Secondly, the architects looked at how the building was positioned on the site and the costs of placing the building at various points. Thirdly, JCJ clarified the cost estimating parameters Gilbane Construction was using to estimate the budget. The cost estimates of the two teams were comparable so JCJ turned their attention to the size of the buildings and the site placement. Over the past month, JCJ met with Town staff and educators to come up with a plan everyone is comfortable with and feel they are ready to move from schematic design to design development.

Mr. Cali, lead designer for the High School renovation, presented the latest drawings for the project. The addition is now a more compact space with the elimination of two classrooms and one science room on each floor and the reconfiguration of the transition between the renovation and the existing building. The transition is narrower with guidance and nursing facilities in the addition and the administrative space relocated to part of what is the Tech Education program space in the existing building. The new drawings show a meet and greet desk and an administration office with windows overlooking the entrance to allow monitoring of the front doors. The latest drawings call for unit 5 of the existing building to be demolished and retention of unit 2. Unit 2 better accommodates programs that were displaced by offices that were going to be part of the addition. For example this allows for the best relocation of the Home Economics program. The design also showed the new boiler plant that will feed the addition in what is currently the New Beginnings room. While the new schematic shows a larger buffer to the wetlands on the east side of the site JCJ continues to look at the stormwater drainage challenges. JCJ is working on a plan that balances parking, budget and wetlands issues. The placement of the addition also allows for easier movement of fire and safety equipment on the site. The HVAC system is still placed on the roof but will be screened and its location reduce its visibility.

At the conclusion of the discussion on the schematic design of the High School renovation and addition, Mr. Smolley said that JCJ was ready to move onto the design development of the project. Vice-Chairman Lange made a motion that was seconded by Mr. Russell to support the architects and the construction managers recommendation that the project move from the schematic design phase into the design development phase of the project. The PSBC voted unanimously to pass the motion.

JCJ discussed the Northeast Academy Elementary school project. This school is being used as the benchmark for the Kolnaski School. The schematic design has been reduced by about 4500 square feet without impacting the educational program. Most of the eliminated space came from circulation and other spaces which were over the State recommended size. The circulation space was reduced by double loading the corridors. The size of the Pre-K and Kindergarten classrooms were reduced to the State size and still maintain the desired L shape configuration. Space was removed from the gymnasium. The building functions very well and school administrators are pleased with the layout. The building itself has been moved out of the hill and ledge which will reduce alot of premium excavation work. The move to the east side of property still allows the double traffic loop with dedicated routes for buses and parent drop-offs. The building circulation has been made more efficient with a little reorganization. The media center was relocated to a more central location in the building and the main entrance placed by the cafetorium. Mr. Hoagland, the lead designer for the elementary school projects, also displayed a massing model of the school to better illustrate the layout of the design. This project has set back variance and wetlands issues still to be resolved. The building is now within 50ft of the abutting property but by rotating the school a bit it will be set 60ft from the property line.

At the conclusion of the discussion on the Northeast Academy , Mr. Monteiro made a motion that was seconded by Mr. Russell to support the recommendation of the architect and the construction manager to move from schematic design to design development phase. The PSBC carried the motion unanimously.

The Kolnaski Elementary School was then discussed. The Northeast Academy design was applied to this project for parity in the new elementary schools. The front door was moved to a spot more central to both the bus and parent drop-off loops. The service entrance was moved to the north of the building. Again there is site work to be done. At this school grading at the rear of the building must be determined. The floor plan may need a small reconfiguration to assist with grading issues of the project. The PSBC was shown a massing model of the school and its placement on the site.

Mr. LaFrance made a motion seconded by Mr. Monteiro to support the architects and the construction managers recommendation to move from schematic design to the design development phase. The PSBC voted unanimously to pass the motion.

(e) Gilbane Construction

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

None.

7. OTHER BUSINESS

In discussing the meeting schedule for the PSBC and the progress of the project it was decided to cancel the PSBC of July 21st. At this time the Committee plans to meet for both of the regularly scheduled meetings in August the 4th and 18th. The Town Council and Board of Education will be invited to the August 18th meeting for the presentation of the schematic design.

8. ADJOURNMENT

The meeting was adjourned at 9:02 pm.